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# Commercial in Estepona

Reference: R5370169



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| Bedrooms: 10 | Bathrooms: 10 | M² Build size: 250 | Price: 1,160,000 € |
| Status: Sale | Property Type: Commercial | Parking places: by request | M² Plot Size: |













Overview:

Luxury Realty proudly presents an extraordinary investment opportunity in Estepona, a jewel of the Costa del Sol. This distinguished building is a blank canvas, poised for transformative redevelopment into a landmark project, redefining modern living and commercial vitality. Estepona, the "Garden of the Costa del Sol," blends authentic Andalusian charm with sophisticated infrastructure. Its picturesque old town, with flower-filled streets, attracts discerning residents. The town boasts stunning coastlines, pristine beaches, a bustling marina, world-class golf, and an enviable Mediterranean climate. This strategic location offers an idyllic lifestyle and unparalleled connectivity, driving premium real estate demand.

This offering presents an exceptional prospect for visionary developers. The existing structure holds immense potential for an upscale residential complex, complemented by vibrant ground-floor commercial premises. Envision crafting approximately 10-12 bespoke, modern apartments or luxury residences, meticulously designed for affluent buyers. Design flexibility allows units from chic pied-à-terres to spacious multi-bedroom homes, meeting high demand for quality housing in this dynamic urban center.

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The project's foundation lies in its remarkable development potential, supported by highly favorable urban planning. Comprising two distinct buildings (A and B) totaling 250 m2, the permitted buildable area expands to 825 m2. This substantial allowance includes 200 m2 for prime ground-floor commercial space, ensuring ample scope for well-proportioned residences and attractive retail/service areas integrated into Estepona’s bustling street life.

Categorized as "consolidated urban land" with residential and commercial use, the project benefits from secure planning status, streamlining development. Heights allow design flexibility: Building A permits Ground floor + 2 stories (10.6 m), Building B extends to Ground floor + 3 stories (14 m). This variation permits architectural creativity, allowing for varied rooflines or stunning penthouse units with expansive views, adding luxury to the final development.

The site's versatility extends to its compatible uses, making it an attractive investment. Beyond residential, urban planning permits hotel, office, retail, and restaurant (excluding music venues). This broad spectrum provides strategic flexibility, allowing developers to adapt the project to market demands or create a mixed-use development that maximizes revenue and enhances appeal. Imagine high-end boutiques, gourmet eateries, or exclusive professional offices occupying commercial units, drawing sophisticated clientele.

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This is more than just a development site; it's a gateway to substantial financial returns in a flourishing market. Estepona's property values show consistent appreciation, driven by limited prime supply and increasing demand from residents and international investors. Investing here means tapping into a market with strong rental yields and robust foot traffic, ensuring a compelling return. Creating 10-12 new, high-quality residential units addresses a critical market need, guaranteeing swift absorption.

Luxury Realty has meticulously curated all necessary documentation, including urban planning reports and architectural feasibility studies, for a smooth decision-making process. We provide comprehensive insights, showcasing how this magnificent future project aligns with Estepona’s dynamic evolution and your strategic investment objectives. This is a rare chance to leave an indelible mark on one of southern Spain’s most enchanting towns.

We invite visionary developers to explore this unparalleled offering. Contact Luxury Realty today to schedule your private consultation and discover the full scope of this exceptional development opportunity. Our expert team is dedicated to guiding you through every step of realizing this magnificent project in Estepona's thriving old town.

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Features:

None